



Ebony Crescent Barnet, EN4

Ebony Crescent

We are delighted to offer for sale this beautifully presented one bedroom apartment, set within the sought-after gated development of Saffron Court.

The property offers well-planned, contemporary accommodation throughout, including a fully fitted kitchen with integrated appliances, a modern bathroom finished to a high standard, and a generous double bedroom with additional fitted wardrobes providing excellent storage.

The spacious open-plan kitchen/dining/living area provides an excellent space for both everyday living and entertaining, with doors leading onto a private balcony enjoying attractive views over parkland and landscaped communal grounds.

The current owner has maintained the apartment in immaculate condition and has further enhanced the property with the addition of air conditioning and a water softener system.

Location & Amenities: Ideally situated approximately 0.5 miles from Cockfosters Underground Station (Piccadilly Line), the apartment offers direct access into Central London, making it particularly appealing for commuters.

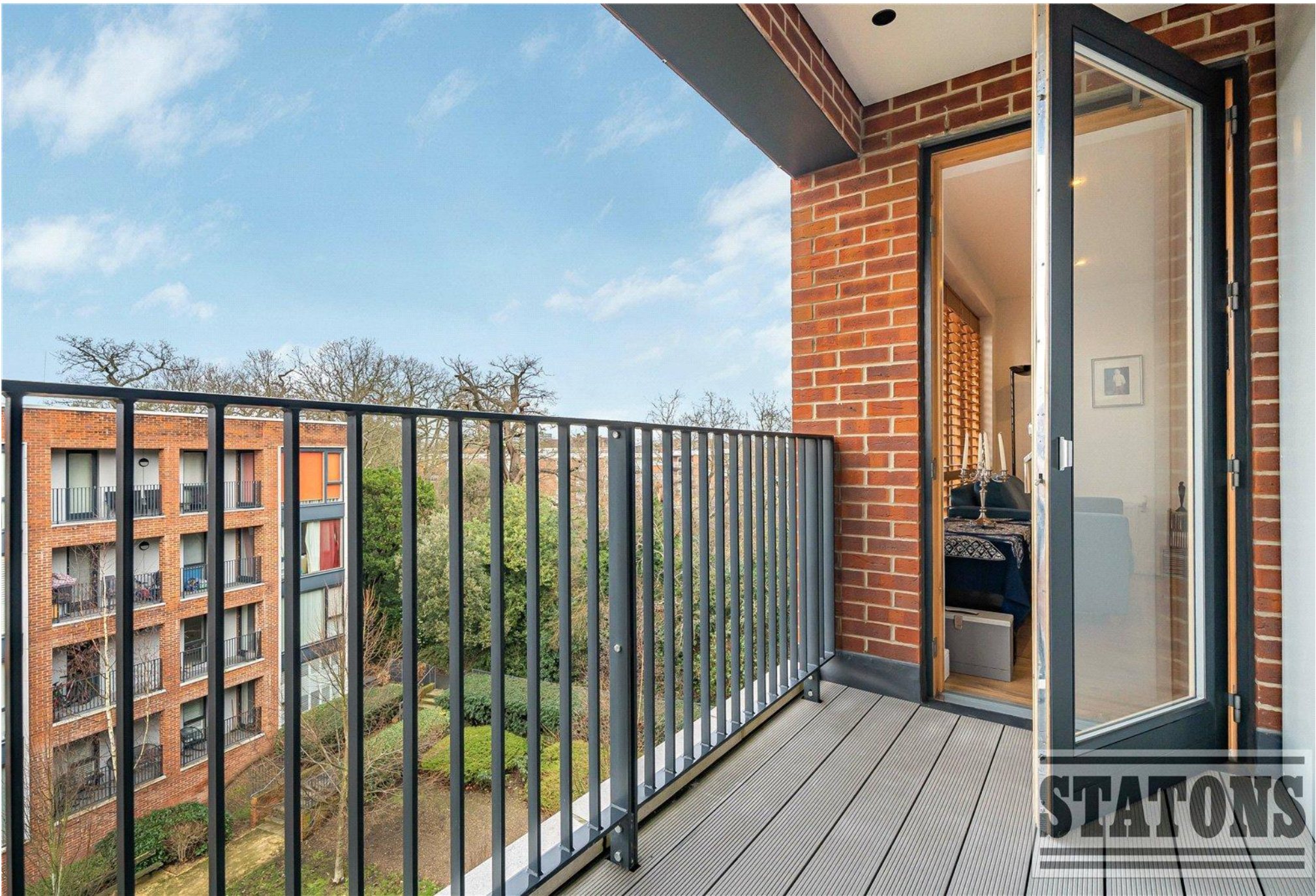
Cockfosters High Road provides a wide range of local amenities including independent cafés, restaurants, convenience stores and everyday shopping facilities, as well as popular establishments such as Chickenshed Theatre Cafe and other well-regarded dining options within the area.

The property is also well positioned for a number of green open spaces, including the expansive Trent Park, offering woodland walks, cycling routes, equestrian facilities and open countryside. Oakwood Park and Hadley Wood are also within easy reach, providing further recreational opportunities.

For motorists, the A111 and M25 are conveniently accessible, offering excellent road links to surrounding areas.







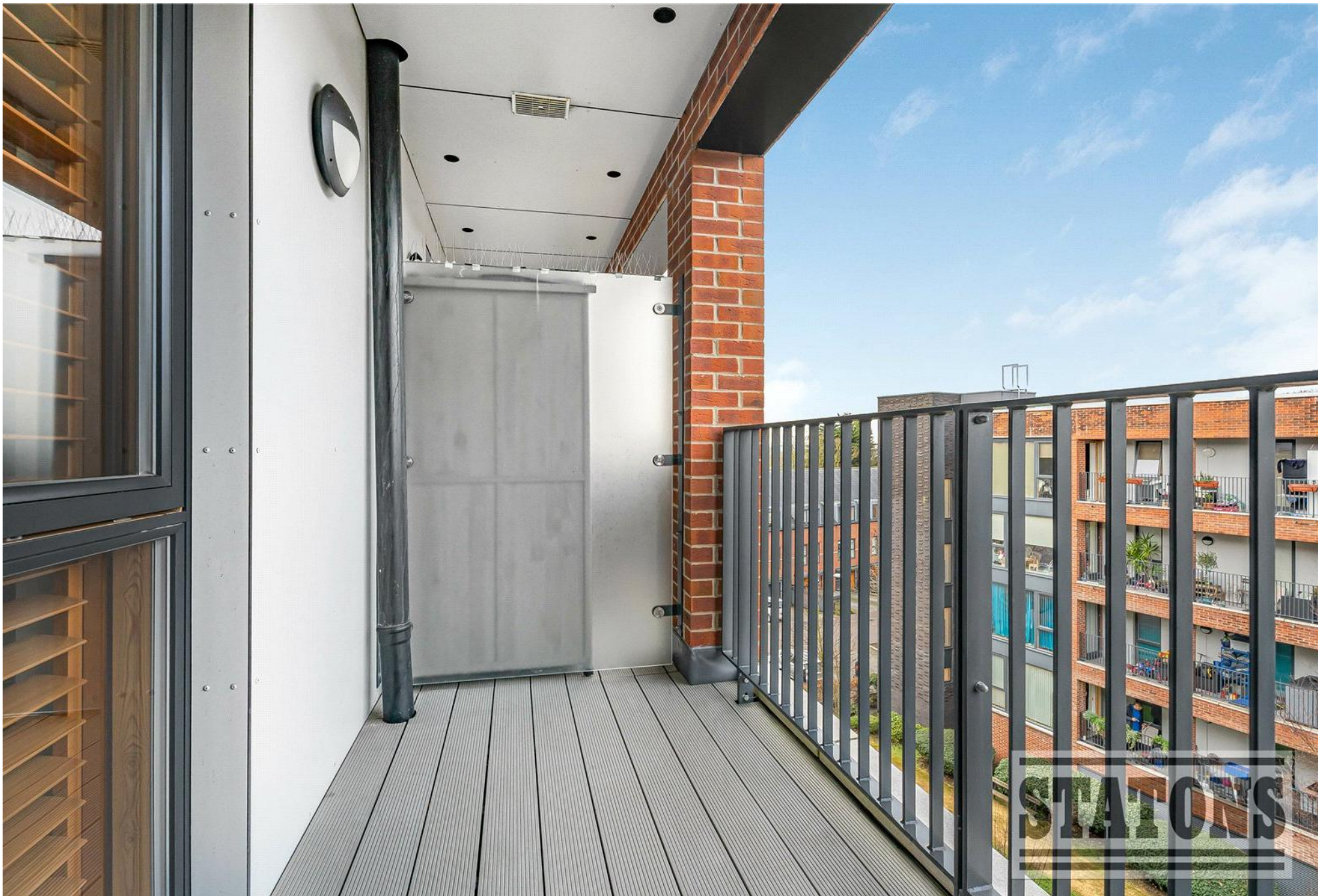
STATONS



STATONS



STATONS



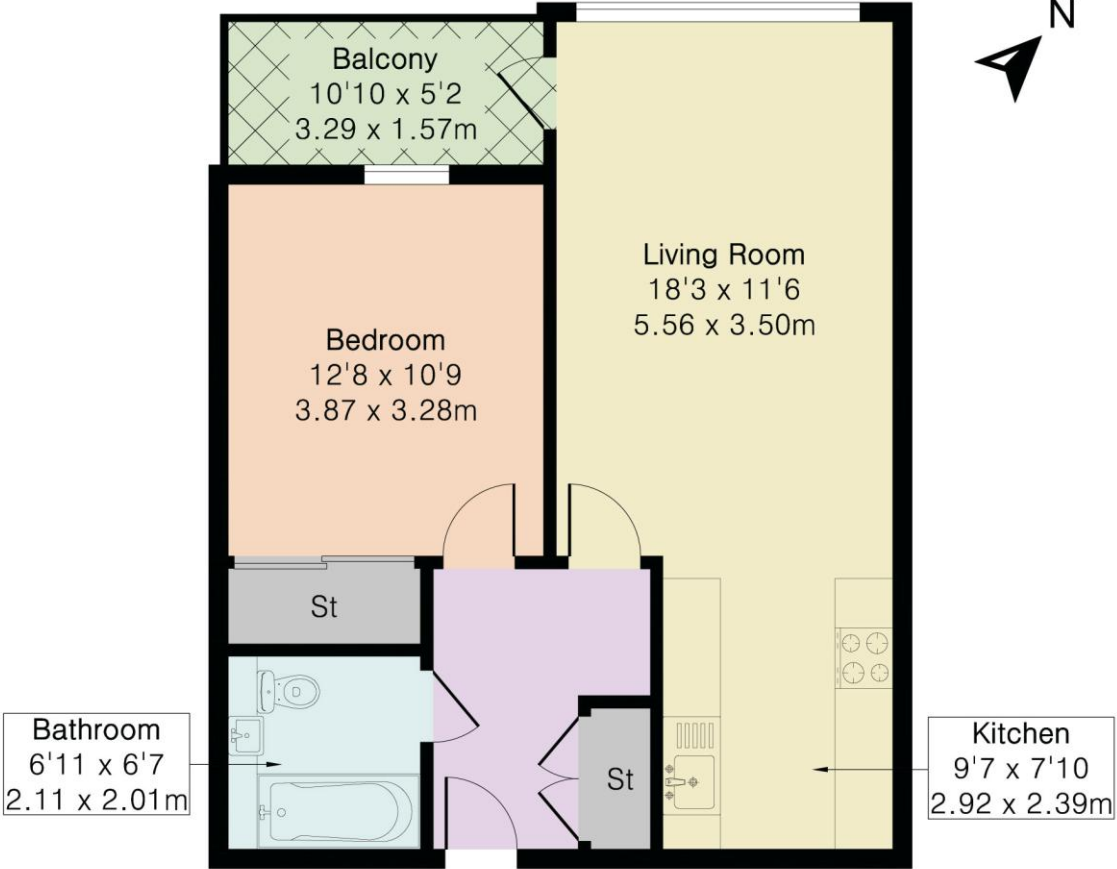


STATONS

Approximate Gross Internal Area 578 sq ft - 54 sq m

Council Tax: D
 Local Authority: Enfield
 Tenure: Leasehold
 Service Charge: £341.80 per month
 Ground Rent: £250 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





STATONS
HADLEY WOOD

STATONS
HADLEY WOOD

10 Crescent West, Hadley Wood,
EN4 0EJ

Tel: 020 8440 9797

Email: hadley@statons.com

STATONS

STATONS
www.statons.com